

167.0

0004

0024.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

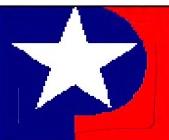
741,000 / 741,000

USE VALUE:

741,000 / 741,000

ASSESSED:

741,000 / 741,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
156		APPLETON ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: YOW CATHERINE H	
Owner 2:	
Owner 3:	

Street 1: 156 APPLETON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: HALLINAN CATHERINE E -

Owner 2: -

Street 1: 156 APPLETON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 5,947 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Aluminum Exterior and 1960 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5947		Sq. Ft.	Site		0	70.	1.01	8									418,888						418,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5947.000	318,400	3,700	418,900	741,000		110882
							GIS Ref
							GIS Ref
							Insp Date
							06/25/18

PREVIOUS ASSESSMENT								Parcel ID	167.0-0004-0024.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	318,400	3700	5,947.	418,900	741,000	741,000	Year End Roll	12/18/2019
2019	101	FV	253,800	3700	5,947.	418,900	676,400	676,400	Year End Roll	1/3/2019
2018	101	FV	254,000	3700	5,947.	371,000	628,700	628,700	Year End Roll	12/20/2017
2017	101	FV	254,000	3700	5,947.	311,200	568,900	568,900	Year End Roll	1/3/2017
2016	101	FV	254,000	3700	5,947.	311,200	568,900	568,900	Year End	1/4/2016
2015	101	FV	247,700	3700	5,947.	269,300	520,700	520,700	Year End Roll	12/11/2014
2014	101	FV	247,700	3700	5,947.	260,300	511,700	511,700	Year End Roll	12/16/2013
2013	101	FV	247,700	3700	5,947.	247,700	499,100	499,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALLINAN CATHER	63164-397		1/10/2014	Convenience		1	No	No	Catherine E Hallinan dod 1/2/2017
	16010-208		2/1/1985				No	No	A

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/17/2017	1052	Insulate	7,206	C					6/25/2018	Meas/Inspect	CC	Chris C
5/10/2007	326	Re-Roof	10,015	C		G8	GR FY08		12/15/2008	Meas/Inspect	336	PATRIOT
									12/14/1999	Mailer Sent		
									12/13/1999	Measured	163	PATRIOT
									1/1/1982		PS	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type:	6 - Colonial			Full Bath:	1	Rating:	Average	2 OF = TOILET AND SINK IN BMT.																			
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																					
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																					
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																					
Frame:	1 - Wood			1/2 Bath:		Rating:																					
Prime Wall:	3 - Aluminum			A HBth:		Rating:																					
Sec Wall:		%		OthrFix:	2	Rating:	Fair																				
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																							
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																				
Color:	WHITE			A Kits:		Rating:																					
View / Desir:				Fapl:	1	Rating:	Average																				
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																					
Grade:	C+ - Average (+)			<b>CONDOS INFORMATION</b>																							
Year Blt:	1927	Eff Yr Blt:		Location:																							
Alt LUC:		Alt %:		Total Units:																							
Jurisdct:		Fact:	.	Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>															
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	No Unit	RMS	BRS	FL																
Prim Int Wall:	2 - Plaster			Functional:		%		1	8	4																	
Sec Int Wall:		%		Economic:		%																					
Partition:	T - Typical			Special:		%																					
Prim Floors:	3 - Hardwood			Override:		%																					
Sec Floors:		%		Total:	31	%																					
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>															
Subfloor:				Basic \$ / SQ:	125.00			Rate	Parcel ID	Typ	Date	Sale Price	<b>SUB AREA DETAIL</b>														
Bsmnt Gar:				Size Adj.:	1.22947025								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Electric:	3 - Typical			Const Adj.:	0.99989998								BMT	Basement	987	50.600	49,938										
Insulation:	2 - Typical			Adj \$ / SQ:	153.668								FFL	First Floor	987	153.670	151,671										
Int vs Ext:	S			Other Features:	69600								SFL	Second Floor	825	153.670	126,776										
Heat Fuel:	1 - Oil			Grade Factor:	1.10								UAT	Upper Attic	206	61.470	12,678										
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000								EFP	Enclos Porch	114	51.100	5,826										
# Heat Sys:	1			NBHD Mod:									OPP	Open Porch	80	37.120	2,970										
% Heated:	100	% AC:		LUC Factor:	1.00																						
Solar HW:	NO	Central Vac:	NO	Adj Total:	461403																						
% Com Wall:		% Sprinkled:		Depreciation:	143035																						
				Deprecated Total:	318368																						
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:		<b>PARCEL ID</b> 167.0-0004-0024.0				<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>					
<b>SPEC FEATURES/YARD ITEMS</b>																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
3	Garage	D	Y		112X20	A	AV	1927	25.42	T	40	101			3,700			3,700									
More: N				Total Yard Items:				3,700	Total Special Features:					Total:				3,700									